

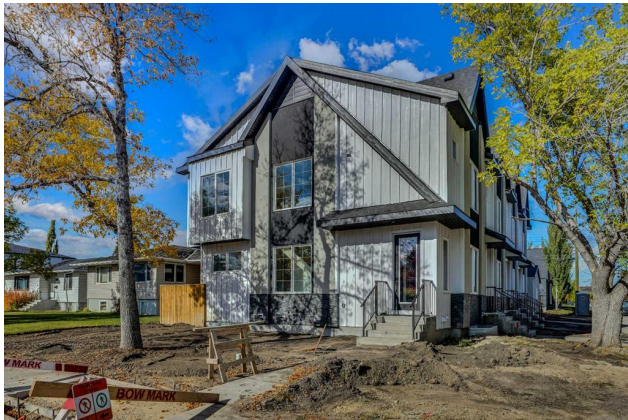


THE
A-TEAM

**RE/MAX
FIRST**

1802 19 Avenue, Calgary T2M 1B5

MLS®#: **A2133459** Area: **Capitol Hill** Listing Date: **10/16/24** List Price: **\$730,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,364**
 Low Sqft:
 Ttl Sqft: **1,364**

DOM

35
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Rain Gutters**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,Chandelier,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 11`8"	Dining Room	Main	11`9" x 8`7"
Kitchen	Main	13`6" x 12`6"	2pc Bathroom	Main	8`11" x 5`0"
Game Room	Basement	16`8" x 10`5"	Bedroom	Basement	16`8" x 9`7"
Furnace/Utility Room	Basement	9`5" x 6`3"	4pc Bathroom	Basement	9`3" x 4`11"
Bedroom - Primary	Second	12`2" x 11`11"	Walk-In Closet	Second	8`1" x 5`1"
5pc Ensuite bath	Second	9`6" x 4`11"	4pc Bathroom	Second	9`6" x 6`8"
Bedroom	Second	9`3" x 9`7"	Bedroom	Second	11`11" x 9`7"

Laundry

Second

3'7" x 3'3"

Legal/Tax/Financial

Condo Fee:
\$275

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-CG

Legal Desc: **2312198**

Remarks

Pub Rmks: **Welcome to your dream home in the amazing neighborhood of Capitol Hill. This brand-new, premium south facing corner unit townhouse offers a blend of modern elegance and comfort, perfect for those seeking a high-end living experience. Featuring a spacious interior with over 1,800 square feet of living space, open-concept designs, high ceilings, and large windows that flood each room with natural light. The gourmet kitchen boasts quartz countertops, high end appliances, and custom cabinetry - ideal for both cooking enthusiasts and entertainers. Enjoy a beautiful Master bedroom upstairs with luxury ensuite and large windows giving you views of downtown Calgary. The fully finished basement is luxurious and comes with a full wet bar and recreation room, plus a large bedroom and bathroom. Located just minutes from downtown Calgary, SAIT, U of C, Confederation Park, gourmet restaurants and coffee shops, and many other amenities. Embrace the ultimate urban lifestyle with the tranquility of a residential neighborhood.**

Inclusions:
Property Listed By: **None**
Royal LePage METRO

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



